



# FAENA RESIDENCES

MIAMI

The background is a dense, repeating pattern of pink roses. The roses are arranged in a grid-like fashion, with a vertical line of symmetry down the center. The roses are in various stages of bloom, with some showing more detail than others. The overall color is a soft, muted pink, with some darker and lighter variations in the petals.

*AT THE HEART  
OF EVERY  
THRIVING  
SOCIETY LIES  
A BLOOMING  
COMMUNITY*

THE  
WORLD  
IS READY  
FOR A  
NEW  
STORY



A New Community,  
A Vertical District

FAENA  
RESIDENCES  
MIAMI

DESIGNED BY RAFAEL VIÑOLY ARCHITECTS  
CURATED BY ALAN FAENA



“As we transformed Miami Beach into a global hub of art, culture, hospitality and design, we now embark on a new journey—one that promises to create a groundbreaking cultural epicenter along the Miami River. With our unwavering commitment to beauty, creativity, and innovation, this project will inspire, combining the best of art, architecture, and urban living to build a vibrant community that reflects the dynamic spirit of the New Miami.”

—ALAN FAENA

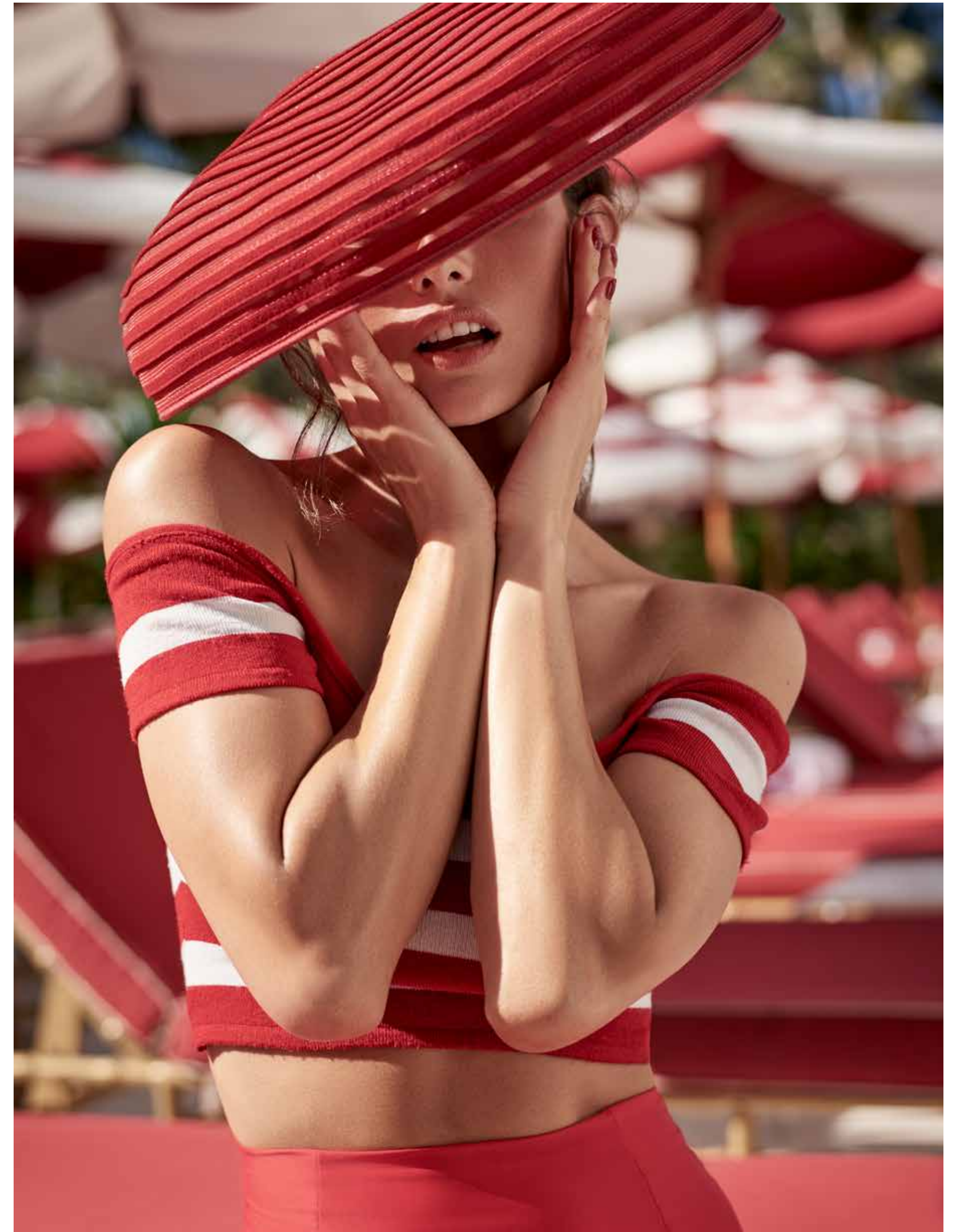
THE NEIGHBORHOOD

## Life by the Miami River



Discover the elegance of riverfront living.

Situated along the Miami River, **Faena Residences Miami** offers a seamless blend of urban sophistication and natural beauty. Just steps away from world-class restaurants, art galleries, and entertainment, this exclusive enclave provides residents with a lifestyle of effortless luxury. Enjoy serene waterfront living with private boat rides and curated shopping experiences, offering seamless access to the cosmopolitan allure of Brickell City Centre. In a city embracing evolution, **Faena Residences Miami** provides an iconic destination where tranquility and vibrancy meet.





# FAENA RESIDENCES

MIAMI



FAENA is a creative movement.  
A place of art, of connection,  
of refuge, of dance and romance,  
of purpose, of poetry, of sensual  
discoveries, a place to renew  
the body and detox the soul.  
A place of cultural gravity.

Now on the Miami River,  
where the excitement of the new  
Miami flows, a new chapter begins...  
An elevated lifestyle experience  
where city elegance, wellbeing,  
and creativity converge within a  
thoughtfully curated community.





This masterpiece of innovation showcases FAENA's dedication to artistic vision, cultural richness, and luxury, creating a vertical oasis in the Miami skyline.



FAENA  
RESIDENCES  
MIAMI

PORTE-COCHÈRE



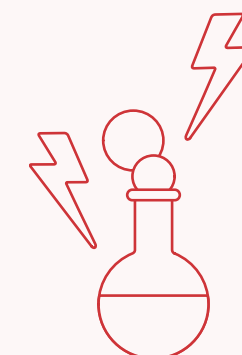
# The Experience

## Community at the Core



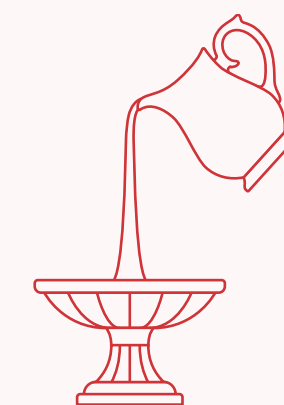
### Culture

Rooted in Faena's dedication to artistic excellence, residents are immersed in a curated selection of art, music, and design, making cultural experiences a part of daily life. Site-specific artworks throughout the project elevate every space, ensuring that beauty and creativity are ever-present.



### Creativity

From meticulously crafted interiors to immersive cultural experiences, Faena Residences nurtures an environment that fosters creativity and exploration. Every detail is designed to inspire, encouraging residents to live an enriched and dynamic lifestyle.



### Wellness

Spaces thoughtfully designed to nurture mind, body, and soul. Faena Residences' wellness offerings feature cutting-edge fitness facilities, holistic wellness treatments, and curated programs designed to enhance balance and rejuvenation, creating a lifestyle of complete well-being for residents.

A sanctuary for inspired living, this vibrant amenity collection brings together culture, creativity, and connection in perfect harmony. Designed as a place to gather, grow, and belong, it offers a curated blend of experiences—inviting lounges, cinematic dining terraces, soulful wellness spaces, and imaginative studios—all thoughtfully crafted to elevate everyday life and spark a deeper sense of community.







**A WALK IN THE SKIES**

## Faena Beach

Perched on the 64th floor, Faena Beach offers a sky-high oasis with sweeping views of Biscayne Bay and the entire Miami skyline. This elevated paradise blends the serenity of an infinity pool with the thrill of a “sky promenade,” where guests float above the city in effortless style. With Faena Signature Service, red-and-white cabanas, and the sensation of being suspended between sea and sky, Faena Beach redefines high-altitude indulgence—turning every sunset into a cinematic experience.







# The Residences

A distinctive fusion of five-star hotel luxury and bespoke residential living, these fully serviced residences offer an unprecedented level of comfort and sophistication.



RESIDENCE LIVING ROOM







RESIDENCE PRIMARY BATHROOM

# The Architecture

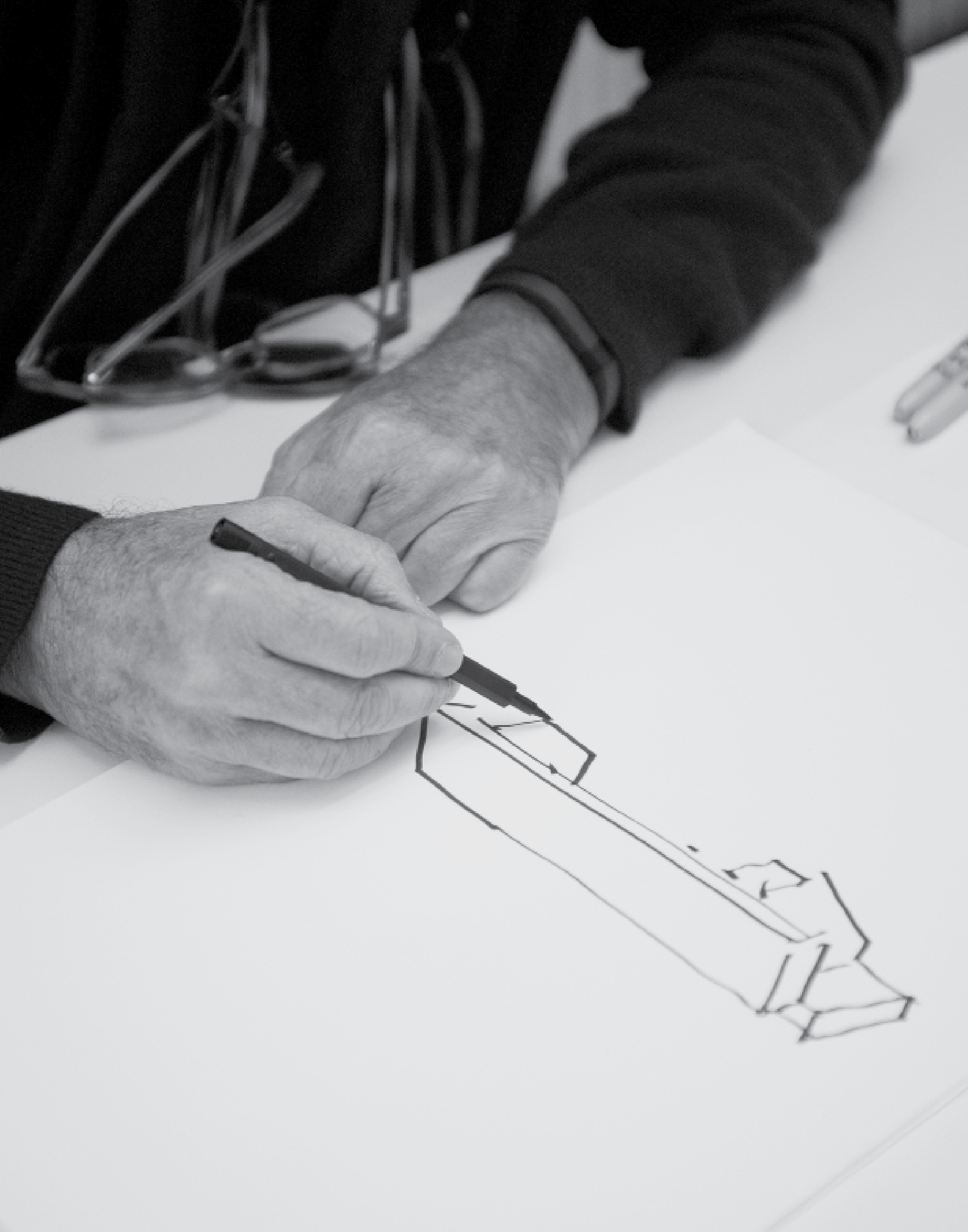


## A New Pinnacle

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## Exquisite Residences that Redefine the Art of Living

Designed by the legendary Rafael Viñoly Architects, **Faena Residences Miami** stands as one of the final masterpieces from this visionary architect. Viñoly's illustrious career has left an indelible mark on the world's skylines, transforming urban environments with innovative, timeless designs. His work at Faena embodies his bold philosophy, blending functionality with artistry to redefine modern urban living.



“Elegantly framing views of the city, coastline, and sky, Faena Residences will become an iconic part of Miami’s skyline.”

—RAFAEL VIÑOLY

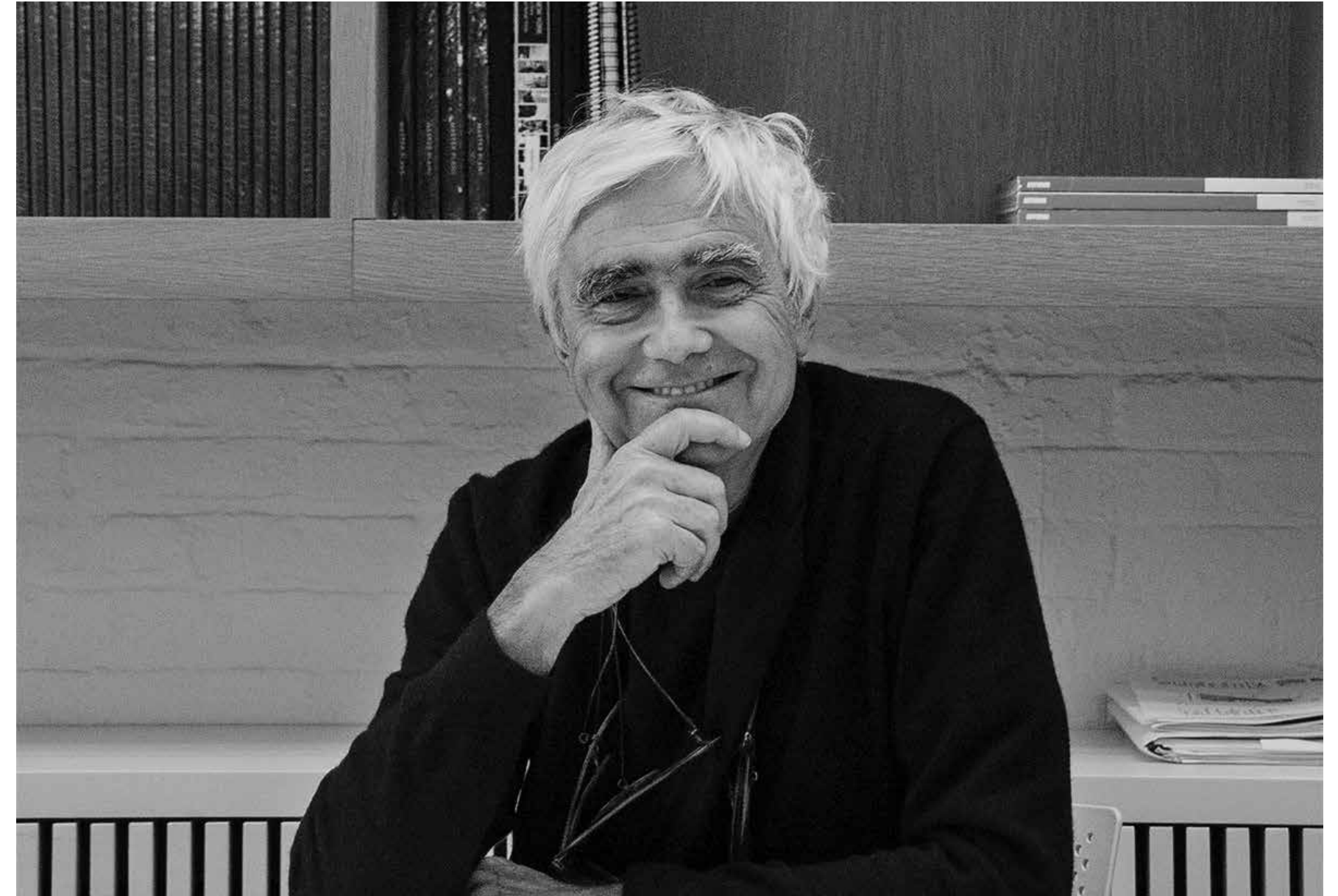
Rafael Viñoly’s work transcends conventional architecture, seamlessly blending elegance and functionality while leaving a profound impact on modern cities.

His legacy lives on through renowned projects like the Tokyo International Forum (Tokyo), 432 Park Avenue (NY), Walkie-Talkie Building (London), Carrasco International Airport (Montevideo), Cleveland Museum of Art (Ohio) and The Bronx Museum of the Arts.

THE COLLABORATORY

“Because we believe ideas evolve and develop when shared, we have nourished a creative thinktank, a laboratory of true collaboration consisting of a group of individuals of genius who interact, play and propel projects into new realities. It is about coming together and simply crossing boundaries. This way we can really defy reality, and enhance it, always relying on our most inner strength: creativity.”

—ALAN FAENA



## Rafael Viñoly Architects

### ARCHITECTURE

Celebrated for transformative designs that shape urban environments, Rafael Viñoly's innovative approach blends form with function to create iconic structures. His work redefines the future of cities, with landmark projects such as Tokyo International Forum and The Walkie-Talkie in London reflecting his visionary impact on modern architecture.



# Bryan O’Sullivan Studio

## INTERIOR DESIGN

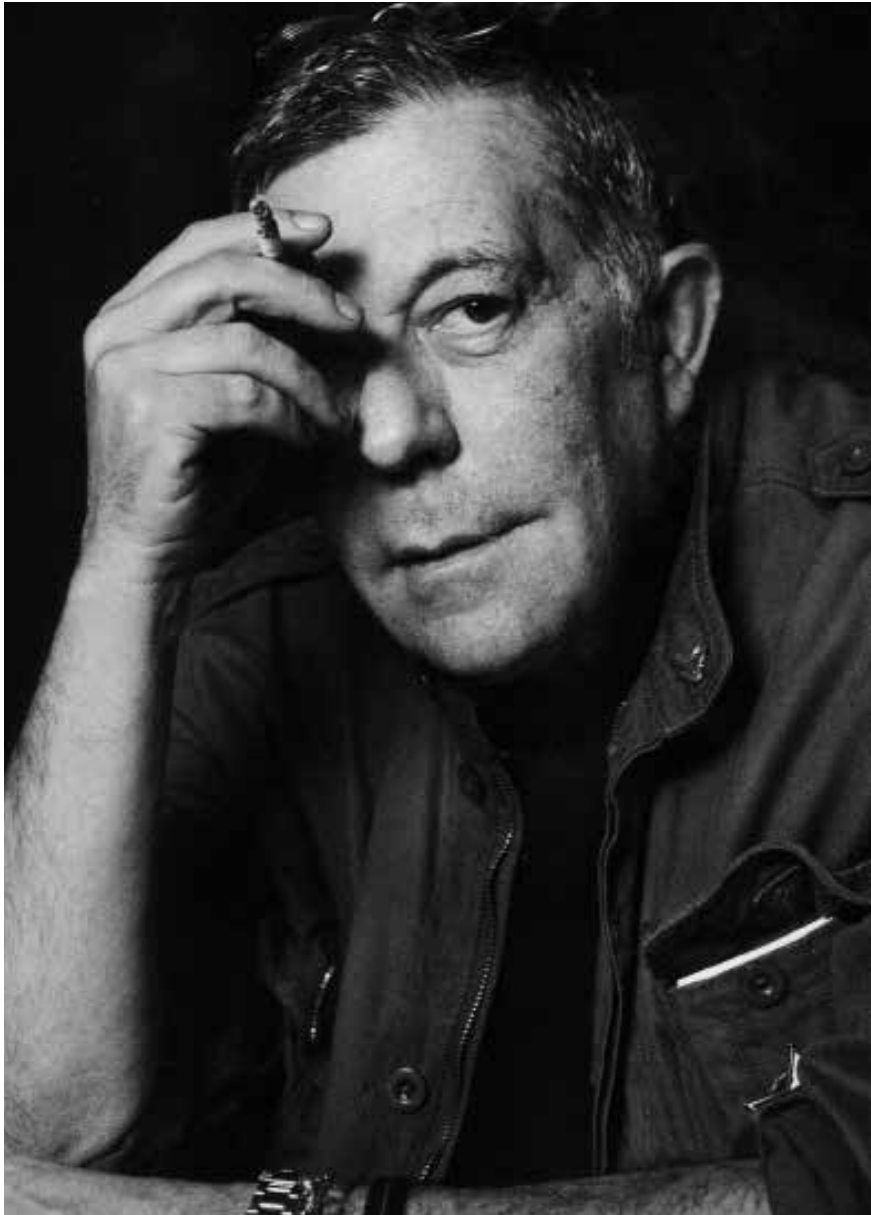
This globally recognized studio, with headquarters in London and New York, brings an eclectic and elegant European perspective to interior design. Their projects, spanning luxury residences, hospitality, and maritime, showcase refined and livable interiors that balance modernity with warmth.



# Sasaki

## LANDSCAPE ARCHITECTURE

Sasaki is a global leader in landscape and urban planning, blending architectural design with natural environments. With offices in Boston, Denver, New York, and Shanghai, their interdisciplinary approach enhances communities worldwide through innovative, sustainable design.



# Juan Gatti

## ART

Juan Gatti is an Argentine designer and art director known for his bold visual style. A key figure in Spain’s Movida Madrileña, he collaborated with Almodóvar and fashion brands, blending classical art, science, and surrealism in his work.



# Andrés Reisinger

## ART

Andrés Reisinger is an Argentine digital artist known for his surreal 3D creations blending virtual and physical worlds. Celebrated for NFTs and collectible designs, he merges art and tech with pastel palettes, soft textures, and sculptural dreamscapes.



# Fortune International Group

**CO-DEVELOPER**

Fortune International Group is the only privately owned real estate brand to artfully combine real estate development, sales and marketing representation, and brokerage services in South Florida. Esteemed within the real estate development industry for an unwavering commitment to impeccable quality and craftsmanship,

Fortune International Group raises design and engineering standards with each new building they deliver. Guided by insightful leadership, an exceptional in-house team, and more than forty years of experience shaping South Florida’s luxury real estate landscape, Fortune has become highly regarded for its boundary-pushing, expert approach.



# KAR Properties

**CO-DEVELOPER**

Led by founder and CEO, Mr. Shahab S. Karmely, New York-based KAR Properties is a real estate investment and development firm with more than 35 years of international real estate experience spanning the U.S.,

Southeast Asia, and Europe. KAR Properties has successfully acquired, repositioned, and monetized more than 3 million square feet of office, luxury mixed use and industrial space.

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FAENA IS COLLABORATION  
FAENA IS EXPERIENCE  
FAENA IS CULTURE  
FAENA IS COMMUNITY  
FAENA IS HOME



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